

Published in the Wichita Eagle on June 26 and July 3, 2009

Resolution No. 09-185

A RESOLUTION STATING THE CITY OF WICHITA IS CONSIDERING A
SECOND AMENDMENT OF A REDEVELOPMENT PROJECT PLAN FOR
THE DOUGLAS AND HILLSIDE REDEVELOPMENT DISTRICT.

WHEREAS, by Ordinance No. 47-098 passed August 15, 2006, and published August 17, 2006, the City of Wichita (the "City") established a redevelopment district pursuant to K.S.A. 12-1770 *et seq.*, as amended (the "Act"), known as the Douglas and Hillside Redevelopment District (the "Redevelopment District"); and

WHEREAS, the City, by Resolution No. R-06-342 adopted June 6, 2006, adopted a redevelopment district plan which identifies proposed redevelopment areas and proposed buildings and facilities to be constructed or improved; and

WHEREAS, the City, proposed a Redevelopment Project within the Douglas and Hillside Redevelopment District, consisting of a 14-story high-rise tower, with 87 residential condominium units and underground parking, over 50 brownstone-type row houses with built-in 2-car garages, a four-story building of residential flats and retail buildings with loft apartments above, with adjacent parking lots; and

WHEREAS, in accordance with the provisions of the Act, a public hearing was held on February 6, 2007, on the Redevelopment Project Plan dated December 7, 2006 (the "Project Plan"); and

WHEREAS, the City, by Ordinance No. 47-342 passed on February 13, 2007, adopted the Project Plan for the Redevelopment Project; and

WHEREAS, the City, proposed an amendment to the Redevelopment Project to increase the size of the project area and increase the amount of the Reimbursable Expenditures, as defined in the Project Plan, from \$4,450,000 to \$5,630,000, plus actual interest and financing costs; and

WHEREAS, in accordance with the provisions of the Act, a public hearing was held on January 8, 2008, on an amendment to the College Hill Urban Village Project Plan; and

WHEREAS, the City, by Ordinance No 47-753 passed on January 15, 2008, adopted an amendment to the Project Plan; and

WHEREAS, the boundaries of the Redevelopment District and Project Area are set forth by a map in **Exhibit A**, narrative description of the district in **Exhibit B** and a narrative description of the project area in **Exhibit C** attached hereto; and

WHEREAS, a requested second amendment to the Project Plan has been submitted to the City by College Hill Urban Village, LLC and CHUV, Inc. to modify the construction components and to re-allocate \$150,000 of eligible expenditures from property acquisition to infrastructure improvements; and

WHEREAS, any substantial change, as defined in the Act, to the Project Plan is subject to a public hearing following publication of notice thereof at least twice in the official City newspaper;

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF WICHITA, KANSAS:

1. The City of Wichita is considering a second amendment to the College Hill Urban Village Project Plan for the Douglas and Hillside Redevelopment District.

2. The City of Wichita will hold a public hearing to consider the second amendment of the Project Plan on the 7th day of July, 2009, at 9:00 a.m., or as soon thereafter as possible, in the City Council Chambers, City Hall, 455 N. Main, Wichita, Kansas.

3. The governing body will consider making findings and taking action necessary for the second amendment of the Project Plan at the public hearing set to be heard herein.

4. A copy of the proposed amendment is available for inspection during the regular office hours in the office of the City Clerk, City Hall, 13th Floor, 455 N. Main, Wichita, Kansas.

5. This Resolution shall be published twice in the official City newspaper.

ADOPTED this 23rd day of June, 2009.

ATTEST:

Karen Sublett, City Clerk

Carl Brewer, Mayor

APPROVED AS TO FORM:

Gary Rebenstorf, City Attorney

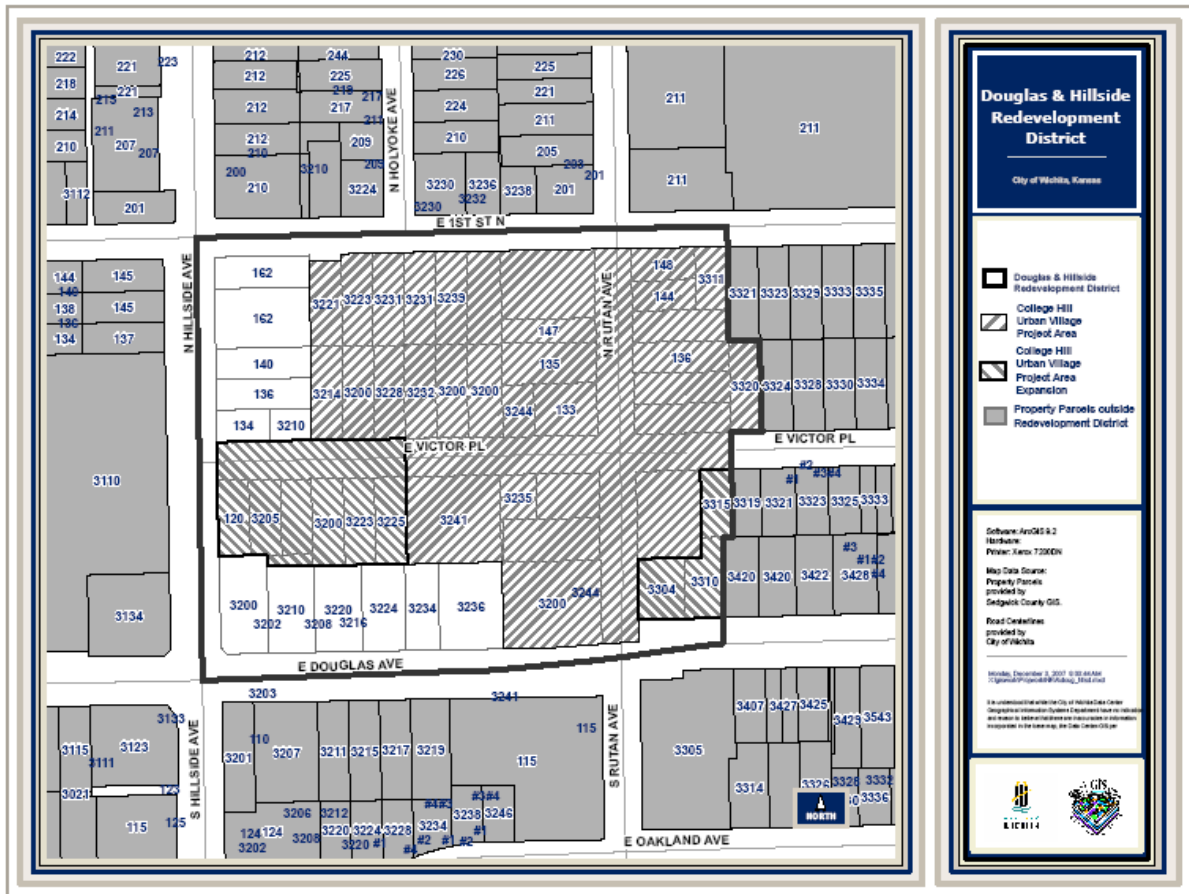


EXHIBIT B

Legal Description of the Douglas and Hillside Redevelopment District

All property located between Douglas Avenue on the south, First Street North on the north, Hillside Avenue on the west and Rutan Avenue on the east, within the I.R.R. Subdivision; and lots 2, 4, 6, 8, 10 and 12 on Rutan Avenue in Roembach's Addition; and beginning at the northeast corner of Lot 1 on Rutan Avenue in College Hill Addition, then east 151.25 feet, then south 150 feet then west 151.25 feet, then north 150 feet to the point of beginning; and beginning at the southwest corner of College Park on Douglas Avenue, then east 137 feet; then north 130 feet, then east 13 feet, then north 106.75, then west 150 feet, then south 236.75 feet to the point of beginning; in Wichita, Sedgwick County, Kansas.

EXHIBIT C

Legal Description of the Proposed College Hill Urban Village Project Area

The project area contains all property bounded by the description herein. Beginning on the southwest corner of Lot 6 in the I.R.R. Subdivision; then east 150 feet along the north edge of Victor Place, then north 287 feet, then east 50 feet, then north 10 feet, then east 406.10 feet along First Street North to Rutan Avenue, including Rutan Avenue, then east 151.25, feet then south 150 feet, then east 50 feet, then south 150 feet, then west 50 feet, the south across Victor Place, including Victor Place, then south 106.75 feet, then west 13 feet, then south 130 feet, then west 137 feet, then south 36 feet to Douglas Avenue, then west 156.10 feet, then north 150 feet, then west 375 feet, then north 18.50 feet, then west 75 feet, then north 180 feet to the point of beginning; in Wichita Sedgwick County, Kansas.